GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Agricultural Marketing Department - Authorisation to the District Collectors for allotment of land available with the Agricultural Market Committees on lease basis for construction of Office Buildings of Primary Agricultural Cooperative Societies (PACS) - Orders – Issued.

AGRICULTURE & COOPERATION (MKTG.I) DEPARTMENT

G.O.MS.No. 32 Dated:26-06-2015
Read the following:-

1) G.O.Ms.No.571, Revenue (Assignment.I) Department, dated 14-09-2012.
2) From the Commissioner & Director of Marketing, A.P, Hyderabad, Letter No.SII(1)/11664/2014, dated 23-07-2014.
3) From the Commissioner for Cooperation & Registrar of Cooperative Societies, A.P, Hyderabad, Letter Rc.No.10861/2014/PC.3, dated 28-08-2014.
4) From the Commissioner & Director of Marketing, A.P, Hyderabad, Letter No.SII(1)/11664/2014, dated 04-09-2014.

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ORDER:

The Commissioner & Director of Agricultural Marketing, A.P., Hyderabad has reported that the Regional Joint Director of Marketing, Kadapa has submitted proposals of Agricultural Market Committee, Srikalahasthi for allotment of 50' x 100' size vacant site to Primary Agricultural Cooperative Society Limited, Kapugunneri, Srikalahasthi Mandal on lease basis for a period of 30 years by collecting ground rent, as per G.O.Ms.No.100, Revenue (Land Reforms) Dept., dt. 02.02.2010, 10 % of the Current Market Value of the lands per annum prevailing at the time of grant, subject to condition that the initial period of lease is only for five years and shall in no case the lease shall twenty five years and shall in no case the lease shall exceed twenty five years has to be paid by the Lessee. If PACSs is ready to pay, the proposed may be agreed, vide reference second read above.

2. The Commissioner & Director of Agricultural Marketing, A.P, Hyderabad has further reported that the Person-In-Charge has submitted the proposals for leasing out 50' x 100' feet site to Primary Agricultural Cooperative Society Limited, Kapugunneri, Srikalahasthi Mandal on lease basis for a period of 30 years by collecting ground rent. The Commissioner & Director of Agricultural Marketing, A.P., Hyderabad has further reported that the land admeasuring 9.67 acres of Srikalahasthi AMC is an acquired land. As the details furnished by the Selection Grade Secretary, AMC, Srikalahasthi, Rs.58.08 lakh per acre is the land cost as per the details furnished by the local Tahshildar, Srikalahasthi the land value is Rs.13,500 per square yard, vide reference fourth read above.

3. The Commissioner for Cooperation & Registrar of Cooperative Societies, A.P, Hyderabad has reported that as per the report of the Divisional Cooperative Officer, Tirupathi, the society is having Rs.1,56,48,915/- towards fixed deposits with DCCB. The society has collected Rs.12,90.000/- towards RD & FD deposits from members. Audit of the society was done by the Chartered Accounts. The society is running with profits during the year 2013-14 the net profit of the society is Rs.13,97,920/-. The society is in need of own building and godown. The board of the society has resolved to request the Government for allotment of land of AMC, Srikalahasthi to the society. The Managing Committee of the said PACS has agreed to pay lease rent for the land .They agree for the payment of 10% of the current market value per annum as lease rental and that the lease will be initially only for 5 years and shall not exceed 25 years. They also agreed to pay enhanced lease rent of the previous block of (5) years. The Cooperation & Registrar of Cooperative Societies, A.P, Hyderabad has requested the Government to take necessary action for allotment of 50' X 100' feet land of the AMC, Srikalahasthi to PACS, Kapugunneri, Srikalahasthi Mandal, so as enable the society to take up further activities and serve the farmer–members, vide reference fourth read above.

4. Government after careful examination of the entire issue and took policy decision to authorise the District Collectors for allotment of land available with the Agricultural Market Committees for construction of Office Buildings of Primary Agricultural Cooperative Societies

(PTO)

(PACS), which do not have offices, on lease basis subject to terms and conditions proposed as follows:

1) The concerned of Agricultural Market Committees / Primary Agricultural Cooperative Societies pass resolutions on for allotment of land.

2) The lease rental will be 10% of the prevailing market value as fixed by the competent authority. The lease rental shall be enhanced in every block of 5 years by increasing upto 10% as fixed by the competent authority on the lease rental of the previous block of 5 years.

3) The land allotted to PACS to construct its office building is subject to other conditions as contained in G.O.Ms.No.571, Revenue (Assignment. I) Department, dated 14.09.2012.

4) The electricity connection, consumer charges shall be borne by the PACS.

5) Water facility arrangement shall be made by PACS.

6) The rents and taxes payable to Municipality / Local body on infrastructure created by PACS shall be paid by PACS.

7) The Watch and Ward, lighting arrangements shall be made by the PACS.

8) The PACS shall take care not to hamper the regulation in the Market Yard.

9) The PACS shall not have title on the structure created.

10) The PACS shall not lease out the area to the private persons / others.

11) The PACS shall not create structure beyond the area allotted on lease.

12) After the completion of the lease period the assets vests with the Market Committee.

13) If the PACS fail to construct the office building within one year of allotment of land on lease is deemed to have been cancelled.

14) In case of any default in payment of rent or violation of any lease conditions, the lease shall be cancelled forthwith. Recovery of sums due to Government and market Committee- All sums due to the market committee by way of fees or other may be recovered in the same manner as arrears of land revenue, as per the provision under section 26 (2) A.P.M.C. Act, 1966.

5. The Commissioner & Director of Agricultural Marketing, A.P., Hyderabad and the Commissioner for Cooperation & Registrar of Cooperative Societies, A.P, Hyderabad shall take necessary action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

L. PREMACHANDRA REDDY,
SECRETARY TO GOVERNMENT (C & AM).

To
The Commissioner & Director of Agricultural Marketing, A.P, Hyderabad.
All District Collectors in Andhra Pradesh State.
The Commissioner for Cooperation & Registrar of Cooperative Societies, A.P, Hyderabad.
Copy to:
The P.S. to Secretary to Hon'ble C.M.
The OSD to Hon'ble Minister (Agriculture, Marketing & WH).
SF/SC

// FORWARDED :: BY ORDER //

SECTION OFFICER.